

PICKETT
SPROUSE

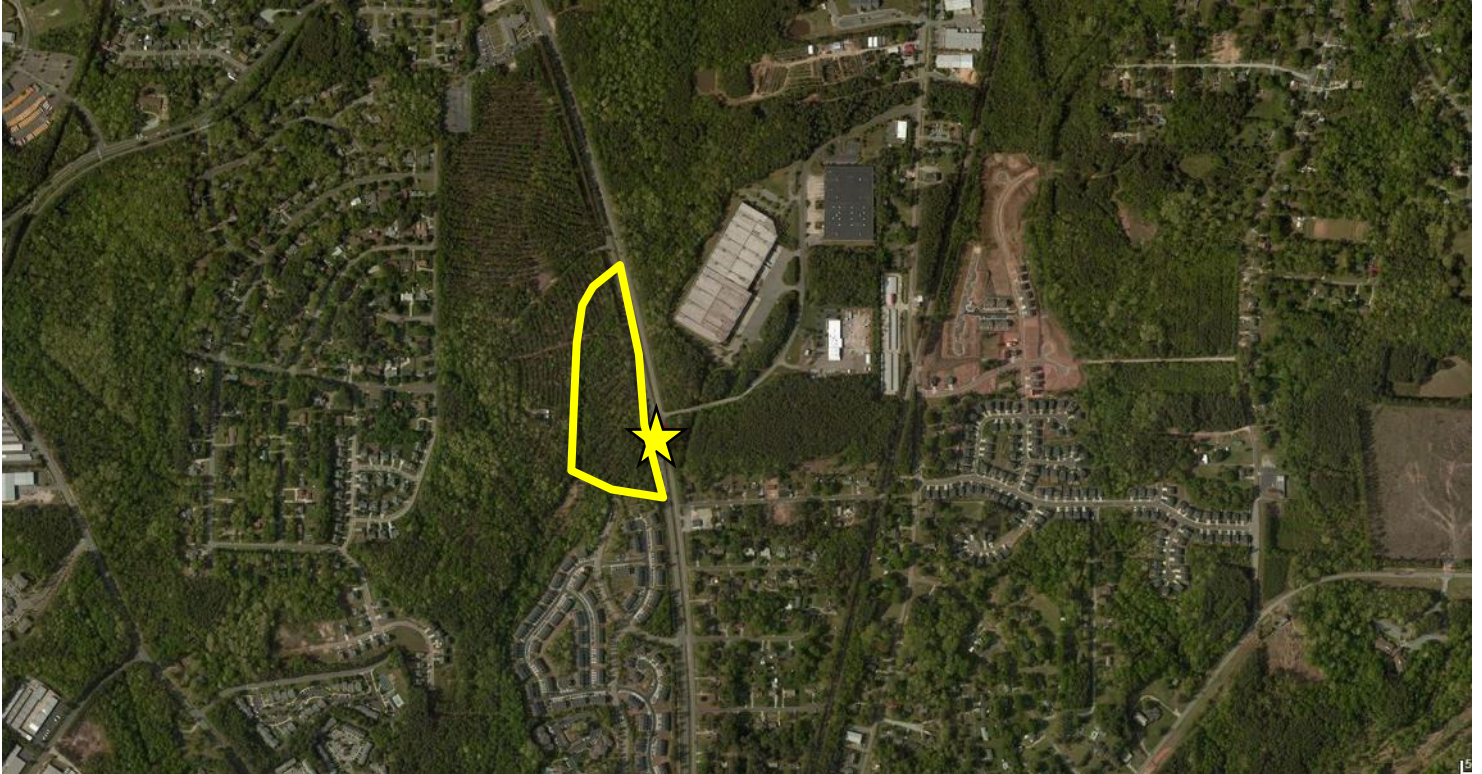
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

OFFICE ZONED LAND FOR SALE

2680 APEX HWY (NC HWY 55), DURHAM, NC



Location: South Durham, North Carolina is an easy 10 minute drive to Downtown Durham, Research Triangle Park, RDU International Airport, and Streets of Southpoint Mall. (see map on reverse side)

Land Area: ±8 Acres

Road Frontage: ±1,070 Feet on west side of NC 55, a four lane boulevard.

Zoning: Office Industrial (OI) which includes uses such as apartments, townhomes, office complexes, worship facilities, and financial service centers, among others.

Durham Tax Parcels: Part of 133810 (cell tower excluded)

Improvements: Vacant

Utilities and Services: Electricity, telephone, and Durham City services; water and sewer nearby.

Best Use: Apartments, office uses, townhomes.

Remarks: Call for maps showing topography, zoning, flood plain, land use, utilities, and GIS data.

Price: \$800,000

For more information, please contact:

Jerry Gambill | jgambill@pickett-sprouse.com | Direct 919-287-3047

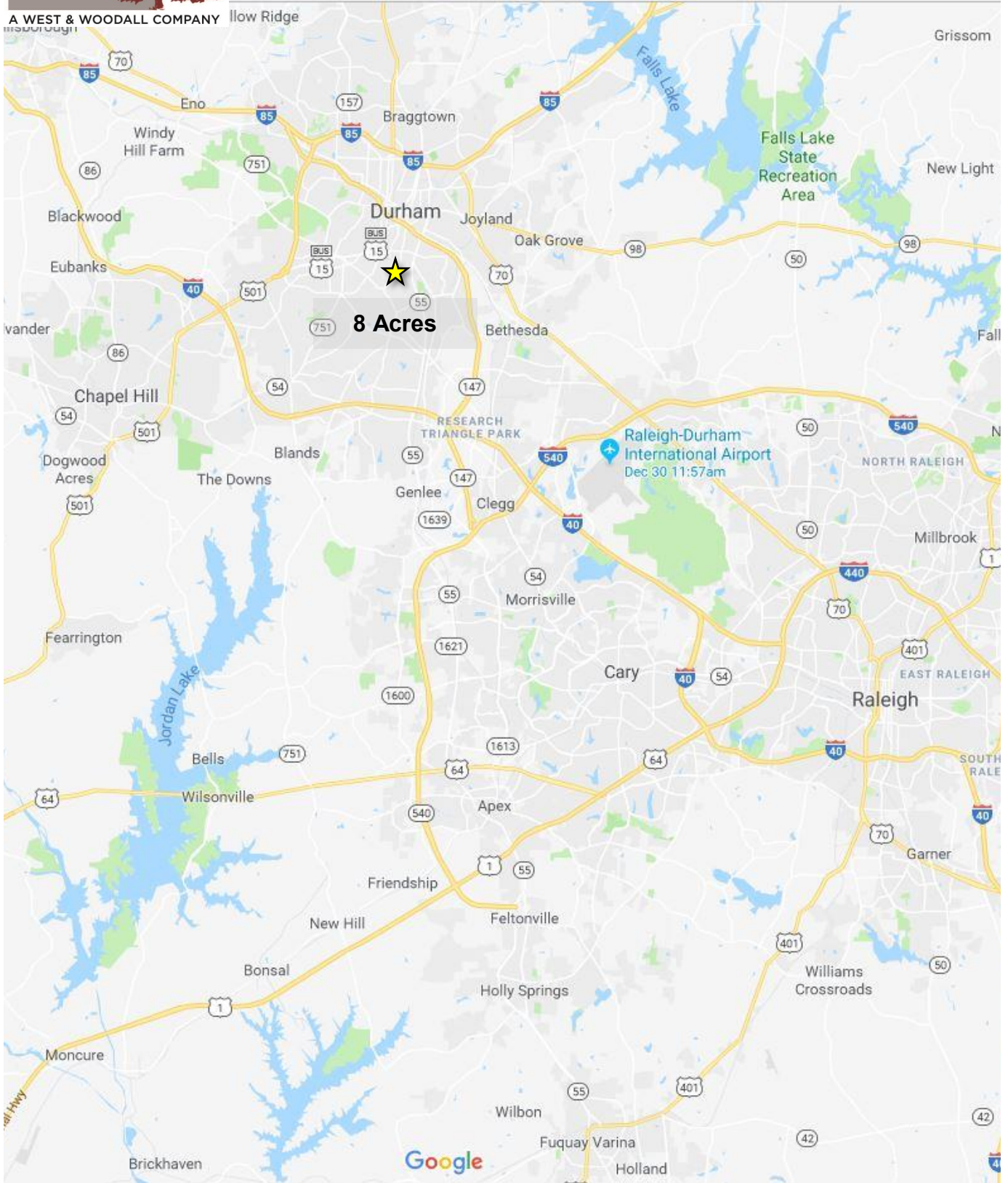
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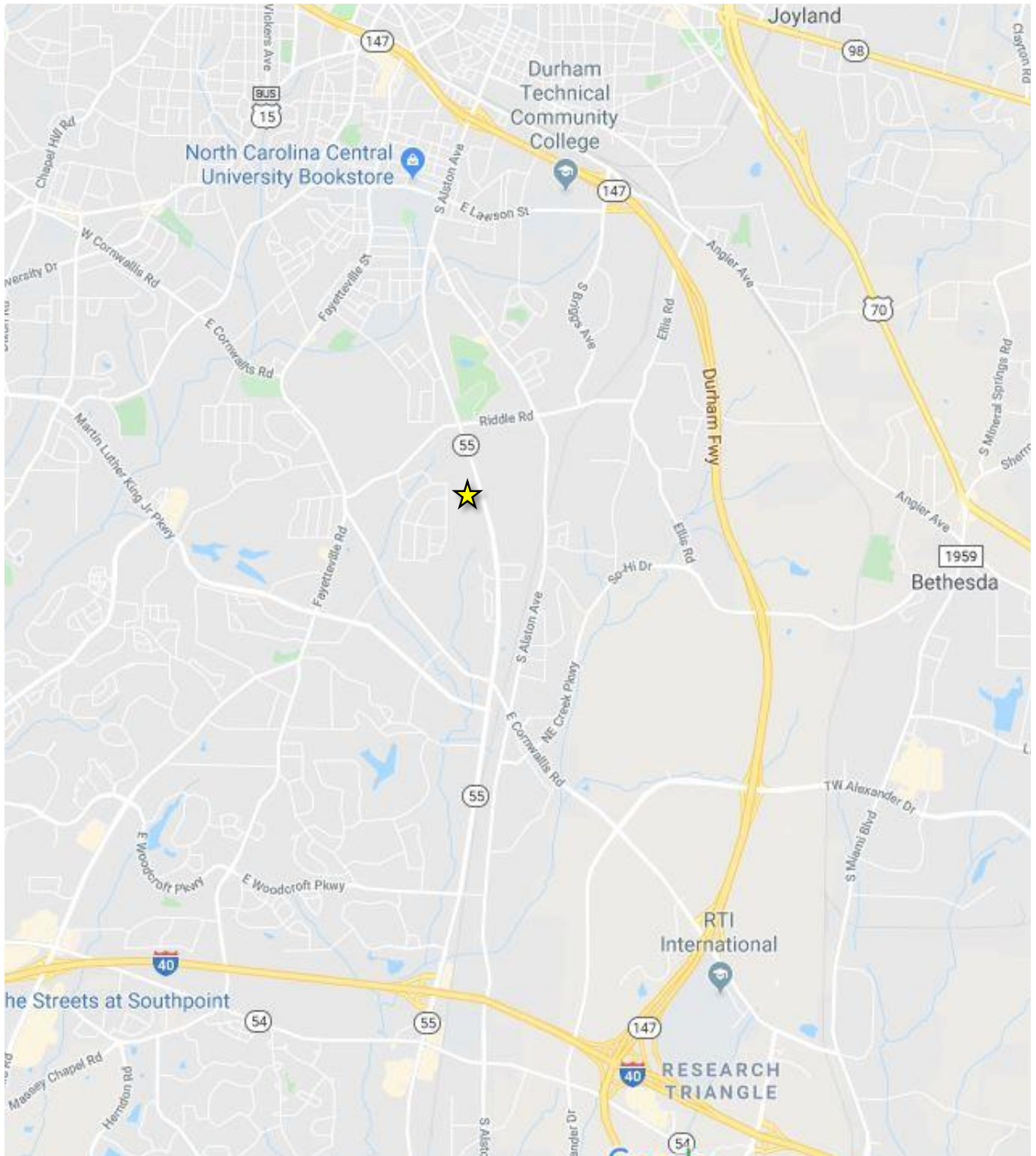
2680 NC 55 Map 1



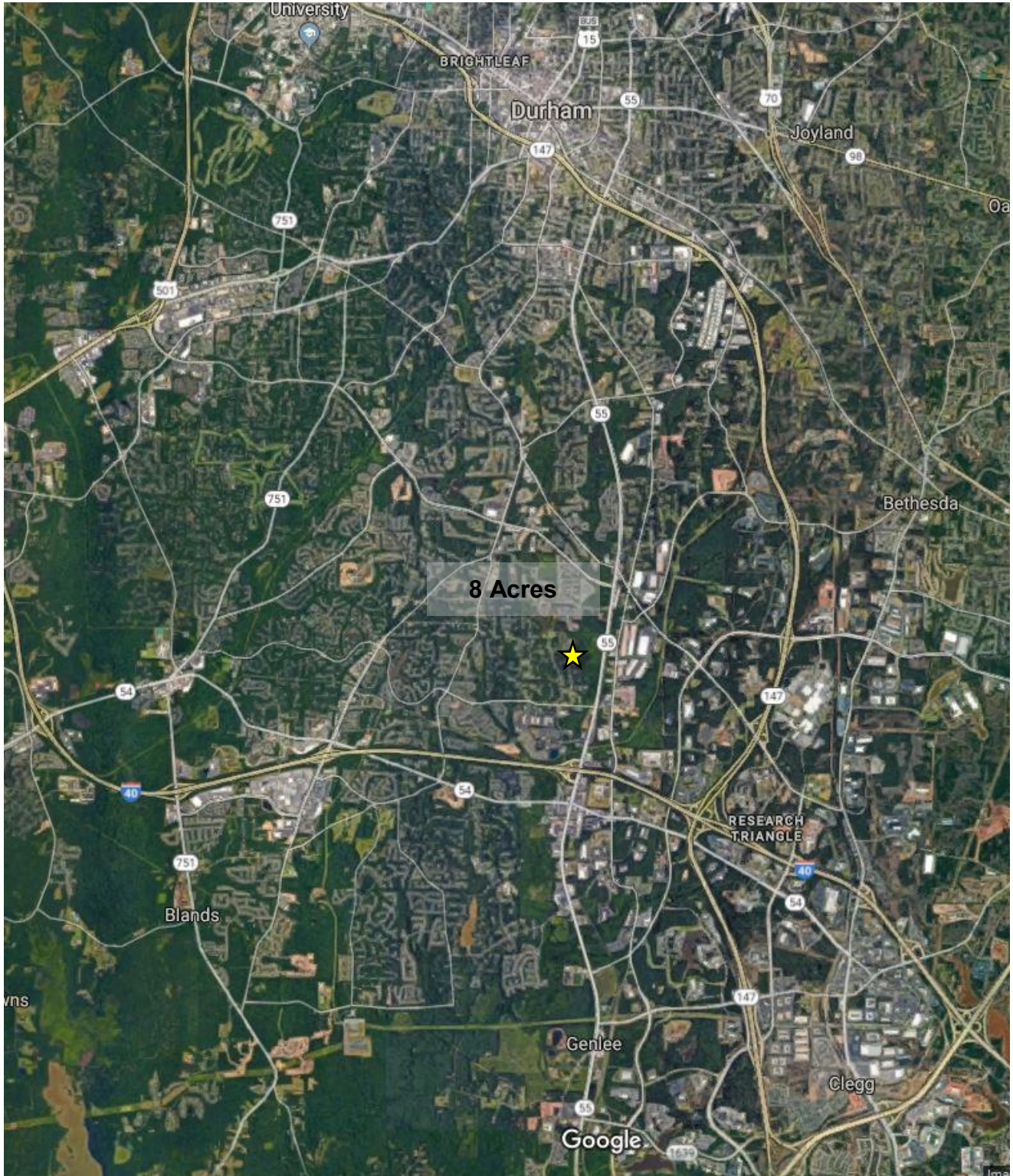
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2680 NC 55 Map 2



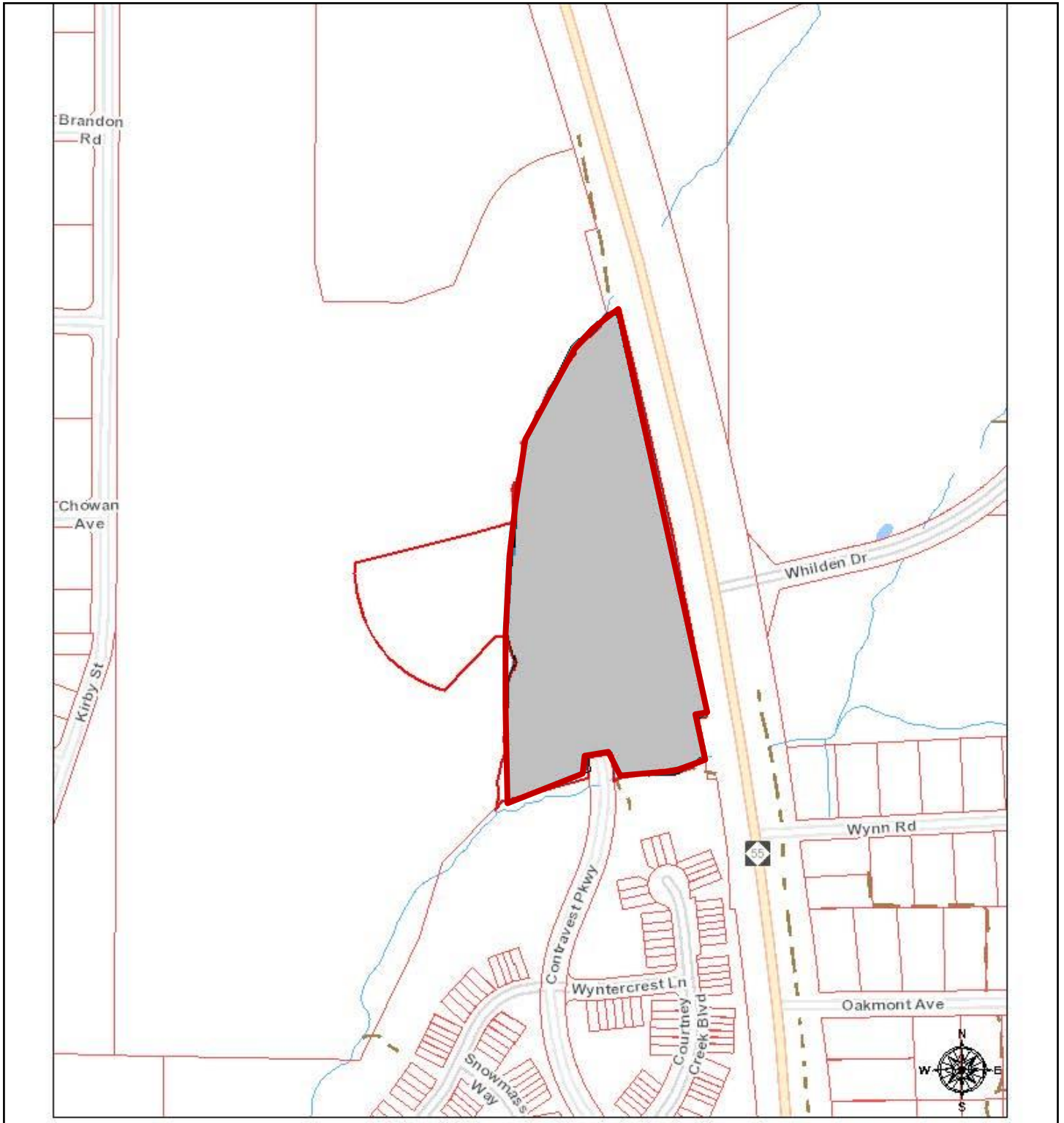
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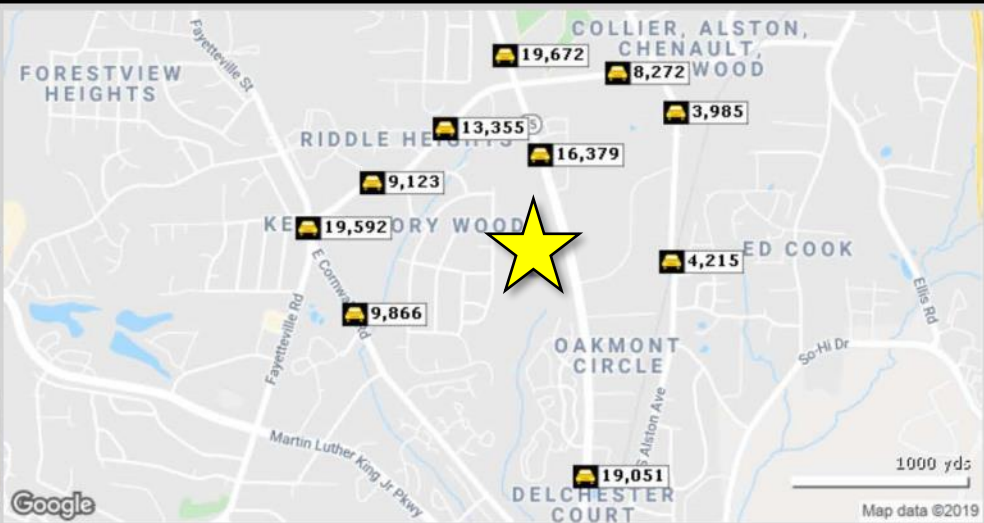
2680 APEX HWY(NC 55) DEMOGRAPHICS

POPULATION - 2019	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	9,988	61,772	191,425
Total Estimated Population -2024 PROJECTION	10,734	66,040	207,298
Medial Age	36.3	36.4	35.5
Total Estimated Households	4,041	24,505	77,812
Total Estimated Households-2024 PROJECTION	4,333	26,224	84,659
Average Household Income	\$63,399	\$70,826	\$84,659
Med Household Income	\$52,543	\$50,883	\$52,474

TRAFFIC COUNT REPORT

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Apex Hwy	Riddle Rd	0.24 N	2018	16,379	MPSI	.41
2	S Alston Ave	Rustica Dr	0.05 S	2018	4,215	MPSI	.47
3	Riddle Rd	Ancroft Ave	0.11 SW	2018	13,355	MPSI	.57
4	E Cornwallis Rd	Industry Ln	0.21 SE	2018	9,866	MPSI	.59
5	Riddle Rd	Alfred St	0.11 E	2018	9,123	MPSI	.61
6	Apex Hwy	Delchester Ct	0.10 N	2018	19,051	MPSI	.67
7	S Alston Ave	Riddle Rd	0.15 NW	2018	3,985	MPSI	.73
8	Riddle Rd	S Alston Ave	0.13 E	2018	8,272	MPSI	.74
9	Apex Hwy	Riddle Rd	0.10 S	2018	19,672	MPSI	.74
10	Fayetteville Rd	Riddle Rd	0.02 N	2018	19,592	MPSI	.75